



## **BUILDING CODE REVIEW**

### **Plan Check Review List for Single Family Residences, Duplexes, and Garages**

The items listed below are items commonly omitted from plans. Any of the items listed below may be required with any given plan submitted. Advance preparation by applicants to satisfy these items will help expedite the plan review process.

#### **A. CLEARANCE & FEE REQUIREMENTS**

1. Planner plan check approval may be required.
2. Electrical plan check approval may be required.
3. County Fire plan check approval may be required.
4. Additional plan check fees may be required for insufficient plan check progress.

#### **B. PLAN REQUIREMENTS**

1. Note on the plan: "These plans and all work shall comply with the California Building Standards Code found in State of California Title 24 CCR as amended and adopted by the County of San Diego."
2. Submit 2 sets of fully dimensioned plot plans drawn to scale, showing the location, size and use of all structures on the lot. Properly identify property lines and lot dimensions. Show all easements.
3. Two sets of engineering calculations performed and signed by a California State Registered Civil Engineer or Architect for gravity and wind/seismic loads may be required.
4. The stamp and wet signature of a California State Registered Civil Engineer or Architect may be required.
5. Minimum Construction Specifications, form DPLU #81, must be signed and made a part of the approved plans.
6. All plans shall contain foundation and framing plans with the same orientation as the plot plan.
7. Due to the number and/or complexity of corrections, before Structural sign-off will be given, make corrections on the originals and run new prints.
8. We recommend that you retain the services of an experienced design professional to help you prepare your plans and respond to County requirements.
9. Name, label, and specify use of all rooms.
10. Define all symbols and shaded areas, etc. used on the plans.
11. See notes/remarks made on one set of plans. Return marked set with new/revised sets after you have complied with the requirements on the marked set of plans. Red marks on plans are part of this comments list.
12. On sheet \_\_\_\_\_ provide a note titled "scope of work" describing the work to be performed and identifying the buildings and structures included under this permit.
13. Clearly distinguish between new and existing construction.

## C. SITE REQUIREMENTS

1. Post Site Identification Cards and call for Site Inspection. Additional corrections may result from the findings of this inspection.
2. Grading Permit and rough grading approval from this department may be required depending on results of item 1 above.
3. Provide approved copy of 'L' grading plan and rough grading approval from Department of Public Works (if applicable).
4. Soils report may be required.
5. Compaction report and certification form DPLU #73 (3 copies), may be required.
6. Compaction reports over five (5) years old must include an update letter by a civil or soils engineer licensed in California.
7. *Note on the plan:* The inspector will recheck for expansive soils and/or grading requirements at the first foundation inspection.
8. Paved driveway required if slopes exceed 14%, or if required by County Zoning Ordinance, Sec. 6793(c).
9. Show clear 18' x 19' parking space (two 9' x 19' tandem spaces permitted for detached single family dwelling).
10. Show location, width, thickness, and details of driveway construction, including material to be used.
11. On the site plan show the total area of land disturbance activity on the site.
12. Provide the Waste Discharge Identification Number (WDID) that is obtained from the State Water Resources Control Board (SWRCB) when the total area of land disturbance is one-acre or more. To obtain the WDID, State regulations require that a Notice of Intent (NOI) and a fee be filed with the SWRCB. Additionally, contact the SWRCB regarding their requirements for a Stormwater Pollution Prevention Plan (SWPPP).
13. Provide a complete Stormwater Management Plan (Form LUEG:SW).
14. Stormwater Management Plan (Form LUEG:SW) is incomplete.
15. On the site plan show each BMP selected on the Stormwater Management Plan.
16. Show Erosion Control method to be used on disturbed slopes.
17. Show Erosion Control method to be used on disturbed areas with less than 5% slope.
18. Show a velocity reduction BMP at the outlet of each area where water flow will be concentrated. (SS-10 or RSD D-40).
19. Show sediment control around the downhill perimeter of all disturbed areas.
20. Show BMP for preventing off-site tracking of sediment.
21. Show the concrete washout on the plans.
22. Show how construction wastes and stockpiles will be containerized or completely surrounded by silt fence, straw wattles, or gravel bags. Show how construction waste and stockpiles will be covered with plastic sheeting or tarps during a rain event.

## D. DESIGN REQUIREMENTS

1. Window area must be at least 1/10 of the floor area, minimum 10 sq. ft., (U.B.C. Sec. 1203.2) in:
2. One-half of all required window area must be operable (U.B.C. Sec. 1203.3) in: \_\_\_\_\_

3. Openable window area must be 1/20 of the floor area, minimum 1 1/2 sq. ft., in bathrooms, laundry rooms, and similar rooms (U.B.C. Sec. 1203.3).
4. Specify all window sizes and how the windows are to open (e.g., slider, casement, single hung, etc.). Corrections D.2., D.3., and E.9. will be rechecked.
5. No habitable room, except a kitchen, shall be less than 7'-0" in any dimension and a minimum of 70 square feet (U.B.C. Sec. 310.6.3).
6. Show a 7'-6" minimum ceiling height for habitable rooms other than kitchens (U.B.C. Sec. 310.6.1).
7. Show a 7'-0" minimum ceiling height for kitchens, halls, corridors, laundry rooms, and bathrooms (U.B.C. Sec. 310.6.1).
8. Provide 30" clear width and 24" clearance in front of water closets (U.B.C. Sec. 2904).
9. Walls between \_\_\_\_\_ and \_\_\_\_\_ should be at least 50% open to meet light and/or ventilation requirements and must provide an opening of not less than 1/10 of the floor area of the interior room or 25 sq. ft., whichever is greater (U.B.C. Sec. 1203.1).
10. Show minimum 2" wide air space and flashing between planter and building walls (U.B.C. Sec. 2306.8).
11. Specify 15# felt under wood siding (U.B.C. Sec. 1402.1).
12. Show calculation of required area, method of underfloor ventilation, and show underfloor access per U.B.C. Sec. 2306.3 & .2306.7.
13. Specify approved waterproof decking material for decks over interior spaces (U.B.C. Sec. 1402.3).
14. Show compliance with form DPLU #213 for ceiling/floor and common wall assemblies for sound transmission control and one-hour fire-resistive construction (U.B.C. append. 1208).

## **E. FIRE, SAFETY, AND EXIT REQUIREMENTS**

1. Show permanently wired smoke detectors for new construction in:
  - a) each sleeping room,
  - b) at a point centrally located in the corridor or area giving access to each separated sleeping area,
  - c) rooms open to a hallway serving bedrooms where the ceiling height exceeds that of the hallway by 24" or more.
  - d) other locations as specified in U.B.C. Sec. 310.9.1.4.
2. Safety glazing (tempered) is required (U.B.C. Sec. 2406.4) for:
  - a) windows adjacent to hot tubs, swimming pools, whirlpool, saunas, steam rooms, bathtubs or showers and within 60" of floor,
  - b) windows within a 24" arc of either vertical edge of doors in the closed position and within 60" of floor,
  - c) windows within 18" of a walking surface, where the individual pane is greater than 9 sq. ft. and the top edge is greater than 36" above the floor,
  - d) windows enclosing stairway landings or within 5 ft. of the bottom and top of stairways where the bottom edge is less than 60" above a walking surface.
3. Provide 36" high protective railing for porches, balconies, and open sides of landings. Maximum opening between railing is 4" (U.B.C. Sec. 509).
4. Show stairways and landings (U.B.C. Sec. 1003.3.3 and county Policy TB-3305-1):
  - a) minimum landing depth equal to stair width, up to 44"
  - b) rise to be between 4" and 8",
  - c) minimum run of 9" (for winding stairs: 6" minimum at narrowest point and 9" minimum at 12" from inside radius),
  - d) minimum headroom 6'-8",
  - e) minimum clear width of 36",
  - f) handrail height 34" to 38" above nosing of treads,
  - g) structural details required.
5. Spiral stairway shall not serve as a required exit for area over 400 sq. ft. (U.B.C. Sec. 1003.3.3.8.3).

6. Enclosed space under stairs to be protected with one-hour construction on the enclosed side (U.B.C. Sec. 1003.3.3.9).
7. Provide firestops, vertical and horizontal, in enclosed spaces at 10'-0" intervals maximum (U.B.C. Sec. 708.2.1) at: \_\_\_\_\_
8. Corridors shall be a minimum width of 36" (U.B.C. Sec. 1004.3.4).
9. Basements and sleeping rooms must have a window or exterior door for emergency escape and rescue (U.B.C. Sec. 310.4):
  - a) 5.7 square feet minimum net clear openable area,
  - b) 24" minimum net clear openable height,
  - c) 20" minimum net clear openable width,
  - d) Finished sill height 44" above floor maximum.
  - e) Open directly to public street, public alley, yard or exit court.
  - f) Window wells shall be equipped for escape.
10. Escape requirements of correction E.9. also applies to room(s) identified as:
11. Chutes or dumbwaiter shafts must comply with U.B.C. Sec. 711.6. Detail the shaft assembly.
12. All shaft openings shall be protected by a self-closing, solid wood door 1 3/8" thick.
13. Exterior doors may not swing outward when there is greater than a 1" drop (U.B.C. Sec. 1003.3.1.6).

#### **F. MECHANICAL AND ELECTRICAL REQUIREMENTS**

1. Mechanical ventilation system required in lieu of natural ventilation in bathrooms, water closet compartments, laundry rooms, and similar rooms (U.B.C. Sec. 1203.3).
2. Show how habitable rooms are heated (U.B.C. Sec. 310.11).
3. Provide 30" x 30" attic access with mechanical equipment in the attic. A 22"x30" access may be used if the largest piece of equipment can be removed thru the opening. (UMC Sec.307.3).
4. Provide I.C.B.O. report number for prefab fireplace or fireplace must be constructed per County details (form DPLU #180 to be made a permanent part of plans). Chimney shrouds used on prefab fireplaces must be part of the approved fireplace assembly.
5. Provide installation instructions and documentation showing U.L. listing for woodstove(s) or provide I.C.B.O. report number.
6. Show a 2' chimney height above any part of the building within a 10' horizontal radius of the chimney (U.B.C. Table No.31-B).
7. Show a minimum 4" diameter dryer vent to exterior (U.M.C. Sec. 504). 14' max. length with a max. of two 90° bends.
8. Ground Fault Circuit Interrupter (G.F.C.I.) outlets are required in bathrooms, kitchens and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors (N.E.C. 210-8).
9. Bedroom electrical circuits must be protected by Arc Fault Circuit Interrupters (AFCI). (NEC 210.12)
10. Conspicuously note on plans: "Fireplaces with gas appliances are required to have the flue damper permanently fixed in the open position and fireplaces with LPG appliances are to have no "pit" or "sump" configurations. (U.M.C. Sec.912.1 and Sec. 304.5).
11. Note on plans that water heaters require a minimum of 2 straps to resist horizontal displacement. Specify a minimum of 3/4" x 24 gauge straps with 1/4" x 3" lag bolts attached directly to the framing. (U.P.C. Sec 510.5)

12. Gas fired water heaters and furnaces are not permitted in rooms used or designed for sleeping, or in bathrooms, closets or other closed space opening into a bedroom or bath. (U.P.C. 509.0 and U.M.C. 904.5)
13. Show the location of all LPG appliances. LPG appliances shall not be installed in crawlspaces, pits, or basements. No LPG piping is permitted in slabs within the structure. (UMC Sec. 901.1 and Sec. 304.6)
14. Note on the site plan if the structure will use propane or natural gas.
15. If the structure will use propane, show the location and size of the propane tank on the site plan.
16. Propane tanks to 500 gallon capacity must have a minimum clearance of 10ft from any structure or property line.
17. Note on the plans that the project will comply with the County of San Diego lighting ordinance.
18. On the floor plan show the location of all electrical panels. Provide a 30" wide by 36" deep workspace in front of all panels. Panels are to be located so as to reduce to a minimum the probability of communicating fire to adjacent combustible materials. Panels are not permitted in bathrooms.

## **G. GARAGE REQUIREMENTS**

1. Garage requires one-hour occupancy separation from the rest of the building on the garage side. Specify 5/8" type 'X' gypsum board from floor to roof sheathing. (UBC Sec. 302.4)
2. Door may not swing into garage when there is more than 1" drop from the house. (U.B.C. Sec. 1003.3.1.6)
3. Door between garage and dwelling to be self-closing, tight-fitting and either 1 3/8" thick solid wood or 20 minute fire protection rated. (U.B.C. Sec. 302.4 ex.3)
4. All elements supporting floor above garage must have one-hour occupancy separation fire resistive protection on the garage side.
5. Ceiling assemblies with framing greater than 16" O.C. are required to have 2 layers of 5/8" type 'X' gypsum board or 1 layer 5/8" type 'X' gypsum board on R.C. channel at 16" O.C. perpendicular to the framing or provide alternate method. (U.B.C. Sec. 302.2)
6. Under no circumstances are garages permitted to open into a room used for sleeping purposes. (U.B.C. Sec. 312.4 and County Policy PC-6)
7. Provide a minimum 18" high platform (from source of ignition) for water heater, heating or cooling equipment capable of igniting flammable vapors. (U.P.C. 510.1)
8. Show garage framing section, size of header over garage openings, lateral cross bracing at plate line, and method of bracing garage front.
9. Wood columns and posts required to be fire protected with 5/8" type 'X' gypsum board or stucco and subject to vehicular impact must be jacketed with 22 ga. steel, minimum, to 36" above grade or be changed to 8" x 8" solid wood.

## **H. ENERGY CONSERVATION REQUIREMENTS**

1. Provide complete energy conservation compliance documentation.
2. Completed CF-1R forms are to clearly show the compliance option chosen, be fully signed, and made a permanent, printed part of the plans.
3. Designer's license number to be on CF-1R forms. If designer is unlicensed, owner shall take responsibility and sign as designer.
4. Building orientation in compliance documents must be consistent with plot plan and floor plan.

5. Show wall, ceiling, raised floor, and/or slab perimeter insulation per the option chosen.
6. Show glazing per the option chosen (i.e., orientation, area, type, U-value).
7. Show shading screens per the option chosen.
8. Show thermal mass areas per the option chosen. Identify all areas clearly on the plans.
9. Show size, type, make and model, and location of heating units and water heaters.
10. Worksheet is required for multiple water heaters and/or water heaters over 50 gallon capacity.
11. List all mandatory features and devices on the plans or make properly completed MF-1R form a permanent part of the plans.
12. Show general lighting in kitchen and bathrooms to be fluorescent. Fixtures must be of the ballasted type that can only accept fluorescent bulbs.
13. On the roof framing plan, clearly indicate that a radiant barrier is required.
14. In order to accommodate the required insulation thickness, a minimum rafter depth of \_\_\_\_\_ will be required.
15. Financial incentives may be available to fire victims for rebuilding with energy efficient materials and equipment. Please see the attached Rebuild A Greener San Diego flyers for additional information.

## **I. ROOFING REQUIREMENTS**

1. Specify roof pitch.
2. Roof pitch is not adequate for roof type specified (see U.B.C. Chapter 15). Provide minimum pitch of:
3. Specify roof material and underlayment.
4. Specify I.C.B.O. report number for tile roofing.
5. Specify 1/4":12" min. roof slope for drainage or design to support accumulated water (U.B.C. Sec. 1506.1).
6. Show roof drains and overflows (U.B.C. Sec. 1506).
7. Specify I.C.B.O. report number for skylights.
7. Provide 30# underlayment for shake roof.
9. Roofing shall have a minimum Class 'A' Fire Rating.
10. Provide min. 30# felt underlayment for concrete tile and 40# felt for clay tile roofs.
11. Show calculation of required attic ventilation area, vent sizes and locations of vents per U.B.C. Sec.1505.

## **J. FIRE RESISTIVE CONSTRUCTION IN WILDLAND INTERFACE AREAS**

### **BASIC REQUIREMENTS**

1. On the site plan show the location and dimension the size of the fuel modification zone. A minimum 100 feet fuel modification zone is required around all structures.
2. Skylights shall be tempered glass except when the structure is protected with an automatic fire sprinkler system.
3. In roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers. Provide a note on the elevation sheet

specifying how this will be done. (County Building Code § 704A.2.6.)

4. Exterior wall surfaces must be non-combustible (stucco, masonry, cement fiber board, etc.). Plywood or ¾ inch drop siding may be used with an underlay of ½ inch fire rated gypsum board. (County Fire Code Appendix II-A § 26.2.3)
5. Combustible eaves, soffits and fascias shall be constructed as required in guidance document DPLU #198. Provide note on elevation sheet and provide eave details. (County Fire Code Appendix II-A § 26.2.5)
6. When approved by the Building Official eave vents may be provided if the vent is at least 12 inches from the wall and the vent is screened with ¼ inch maximum galvanized wire mesh.
7. All vents (roof, foundation, combustion air, etc.) must be louvered and covered with ¼ inch noncombustible, corrosion-resistant metal mesh. Turbine vents shall turn in one direction only.
8. Under floor areas shall be enclosed to the ground with exterior wall construction per item J3 above. (County Fire Code Appendix II-A § 26.3.6)
9. Paper faced insulation is not permitted in attics or other ventilated spaces.
10. Windows shall be tempered glass, multi-layered glass panels, or glass block having a fire-protection rating of not less than 20 minutes. Glazing frames made of vinyl shall have welded corners, metal reinforced in the interlock area. Provide note on elevation sheet and window schedule. Also, provide manufacturers' info documenting compliance. (County Fire Code Appendix II-A § 26.2.1)

#### **ADDITIONAL REQUIREMENTS WHICH MAY APPLY DUE TO SITE LOCATIONS AND CONDITIONS**

1. Skylights shall be tempered glass or a class "A" rated assembly. (County Fire Code Appendix II-A § 26.3.7)
2. Attic ventilation shall not be permitted in soffits, rakes, or eave overhangs.
3. Gutters and down spouts shall be constructed of non-combustible material, and designed to reduce accumulation of leaf litter and debris. Detail the proposed gutters and down spouts. (County Fire Code Appendix II-A § 26.3.3)
4. Exterior doors shall be approved ignition resistant construction, solid-core wood not less than 1 ¾" thick, or have a fire protection rating of not less than 20 minutes. Provide note on elevation sheet. (County Fire Code Appendix II-A § 26.3.4)
5. Projections such as decks, carports, balconies, patio covers, etc. shall be of non-combustible construction, fire-retardant treated wood, heavy timber construction, or one-hour fire-resistive construction. Detail the construction. (County Fire Code Appendix II-A § 26.3.6)
6. The first five feet of fences and other items attached to a structure shall be constructed of non-combustible material or meet the same fire-resistive standards as the exterior walls of the structure. Provide note on plot plan and/or elevation sheet. (County Fire Code Appendix II-A § 26.3.5)
7. All fire related notes must be in one place on the building elevation sheets.

#### **K. FRAMING REQUIREMENTS**

1. Provide a complete roof/floor-framing plan.
2. Detail all post-to-beam and post-to-footing connections.
3. Specify size and type (double stud, post, etc) of support for all beams and headers 4"x12" and larger.
4. Bearing walls supporting two floors, roof, and ceiling must be framed with 3" x 4" or 2" x 6" studs (U.B.C. Table No. 23-IV-B).
5. Balloon frame walls of rooms with sloping ceilings (rake walls). Specify on plans which walls are balloon framed.
6. For bearing walls, maximum unbraced height of laterally unsupported 2" x 4", 3" x 4", and 2" x 6" studs is 10'-0" (U.B.C. Table No. 23-IV-B).

7. For non-bearing walls, maximum unbraced height of laterally unsupported studs is (U.B.C. Table No. 23-IV-B):
  - a) 14'0" for 2" x 4" and 3" x 4"
  - b) 20'-0" for 2" x 6"
8. Specify plywood grade, panel span rating and nailing for roof and/or floor sheathing (U.B.C. Table No. 23-II-E-1).
9. Provide two complete sets of truss drawings and calculations. Truss layout on plans must identify trusses by file or drawing number.
10. Specify 1/2" clearance between trusses and non-bearing walls.
11. Specify the make and model number of all proposed truss and/or beam hangers.
12. Provide a framing section clearly showing rafters, joists, beams, bearing walls, and posts to foundation. Provide a framing section through: \_\_\_\_\_
13. Specify all header sizes for openings over 4' wide (U.B.C. Sec. 2320.11.6).
14. Ridge, hip, and valley framing to be not less, in depth, than the cut end of the supported rafters (U.B.C. Sec. 2320.12.3).
15. Roof pitch less than 3:12 - design ridge as a vertical load carrying member (U.B.C. Sec. 2320.12.1).
16. Provide rafter ties to rafters where ceiling joists are perpendicular to rafters (U.B.C. Sec. 2320.12.6).
17. Brace ridge and purlins, hips, and valleys to interior bearing walls per U.B.C. Sec. 2320.12.7.
18. Show on plans all recommendations made in engineering calculations.
19. Show support for concentrated loads at: \_\_\_\_\_
20. Bearing walls perpendicular to joists should not be offset from supporting girders, walls, or partitions more than joist depth (U.B.C. Sec. 2320.8.5) or verify with engineering calculations.
21. Show veneer support and specify veneer connections per U.B.C. Sec. 1403 and 2307.
22. Show support for ridge/hip/valley intersections.
23. Provide metal straps across ridge beam and rafters.
24. Use solid blocking or plywood sheathing to brace cripple walls having a stud height 14" or less (U.B.C. Sec. 2320.11.5).
25. *Note on the plans:* "A certificate of conformance is required prior to framing inspection for all glue laminated wood members."
26. Specify camber requirements and combination symbol for all glue laminated wood members on plans.
27. If special inspection is required, please complete DPLU form #6 and attach to plans.
28. In large clear print note on the foundation plan "Special inspection is required, please see attached form DPLU #6."
29. *Note on the plans:* "For all as-built construction not readily visible to the County Building Inspector, certification will be required, stamped and signed by a California State Registered Civil Engineer or Architect, verifying compliance with all applicable building codes for Field Initiated Complaints (FICOs).
30. Specify exterior wall finish (i.e., T1-11, stucco, T&G).
31. Provide complete structural detailing for the project.
32. Wood ledgers shall not be used in cross grain bending.



33. Cross-reference all framing details to the appropriate plans.
34. Delete all non-applicable details from plans.
35. Provide underfloor clearance as required per U.B.C. Sec 2306.3.

#### **L. LATERAL REQUIREMENTS**

1. Provide hold-downs as required by the design and show their location on the foundation plan.
2. Specify nail size and spacing for all shear walls and roof and floor diaphragms. Indicate required blocking.
3. Maintain maximum diaphragm dimension ratios per U.B.C. table No. 23-II-G. For shear panels the maximum height to width ratio is 2:1; for horizontal diaphragm the maximum span-width ratio is 4:1.
4. Where allowable shear values exceed 350 pounds per foot, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3-inch nominal member.
5. Comply with U.B.C. Sec. 2320.5 and 2320.11.3 or submit engineering calculations providing adequate lateral support for the structure.
6. Provide metal drag straps connecting to plate lines on each side of bay windows and other flush beams where the plate line is interrupted.
7. Provide and cross reference to plans shear transfer connection details for shear walls (interior and/or exterior) at roof, floors, and foundation.
8. All shear panels must extend to the roof.
9. Show 2"x ridge blocking for diaphragm nailing.
10. Toe nails are not permitted to transfer lateral forces greater than 150 p.l.f. (UBC Sec. 2318.3.1)
11. When the soil properties are not known, soil profile  $S_D$  shall be used.
12. Justify the near source factor  $N_a$  used in the engineering calculations (Tables 16-S and 16-U).
13. Justify the value of  $\rho$  (redundancy factor) used in the engineering calculations.

#### **M. FOUNDATION REQUIREMENTS**

1. Show on plans all recommendations from soils and/or compaction reports.
2. Show how masonry house walls retaining earth are to be waterproofed.
3. Show size, embedment, and location of holdowns on foundation plan.
4. Foundations and stem walls shall be provided with a minimum of one No. 4 bar at the top and bottom of the footing. (U.B.C. Sec. 1806.7.1 and 1806.7.2)
5. Foundation plates or sills shall be bolted to the foundation or foundation wall with not less than 5/8" by 10" steel bolts embedded at least 7" into concrete or masonry and spaced not more than 6' apart. There shall be a minimum of two bolts per piece with one bolt located within 12" of each end of each piece. Plate washers a minimum of 2" x 2" x 3/16" thick shall be used on each bolt. (U.B.C. Sec. 1806.6)
6. Provide adequate footings under all bearing walls.
7. Horizontal distance from bottom leading edge of footing to daylight shall be 7'-0" minimum or as recommended by soils report.

8. Specify maximum height of stem walls. Unreinforced stem wall height to width ratio is 6:1 maximum if the top is restrained by the floor system; 3:1 maximum if the top is unrestrained (per county Policy TB-2907-1 and TB-2907-2).
9. *Note on foundation plan:* "All holdowns must be tied in place prior to foundation inspection."
10. Provide a step footing detail if required by the topography.
11. Specify treated wood for framing in contact with concrete or masonry (U.B.C. Sec. 2306.4).
12. Restrained retaining walls must have reinforcing in tension face.
13. Provide a complete foundation plan.

#### **N. SUPPLEMENTAL ROOM ADDITION REQUIREMENTS**

1. Smoke detectors are required in each existing sleeping room and in the hallway/area serving each sleeping area. Battery operated detectors are acceptable for existing construction. Sec. 310.9.1.3,4)
2. Show, on floor plan, adjacent rooms with window sizes indicated (even windows to be removed as a part of this construction) to verify compliance with light, ventilation and egress requirements.
3. Provide a positive connection between addition and existing building (e.g., at foundation and at plate lines).
4. In addition to any toilets being added to the building as a result of this project, all existing toilets must be replaced with ultra-low-flow toilets. Conspicuously note on plans: "All water closets in this building to be State of California, Department of Housing & maximum 1.6 gallons per flush." (County Ordinance #7870)
5. Specify and detail the method for installing hold-downs in existing foundations.
6. Provide framing and/or foundation plans for the existing structure at: \_\_\_\_\_